

PLANNING COMMISSION

ADDITIONAL ITEM ADDED AFTER
DISTRIBUTION OF PACKET

Agenda # 2
Calvary Chapel

Date 6/7/12
Time 4:00 PM

Kiss, Lisa

Subject: FW: Conditions of Approval for the Proposed Church (CUP 12-885)

From: Mark Stevens [<mailto:mark@earthforms.com>]

Sent: Wednesday, June 06, 2012 12:32 PM

To: del Solar, Sean

Subject: RE: Conditions of Approval for the Proposed Church (CUP 12-885)

Sean,

I reviewed all info, printed a copy, and delivered it to Ted. He is reviewing it now. Based on what I read, the City has done a good job with the CUP and personally I would not see any issues with the Church assuming they follow the stated requirements. I'm not opposed to the Church, just do not want the "parking" item to become a problem as the church grows in parishioners. The parking deal is honestly the only concern both Ted and I have. Thank you for your follow up and relaying the info.

Mark D. Stevens, C.E.O.

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From: del Solar, Sean [<mailto:SdelSolar@san-marcos.net>]

Sent: Wednesday, June 06, 2012 10:46 AM

To: Mark Stevens

Subject: Conditions of Approval for the Proposed Church (CUP 12-885)

Mark,

It was a pleasure speaking with you this morning. As we were discussing, please share the attached Resolution with your neighbor Ted, thank you. Regarding the attached document... It contains several "conditions of approval" which are organized into stages of the project (i.e. construction of tenant improvements, issuance of the certificate of occupancy, etc.). On page 5, Condition "F" contains the rules and regulations affecting the ongoing operation of the project. As your concerns have been parking related, conditions of approval F(1) and F(2) should be of special interest to you as they focus on parking.

Condition of Approval F(1):

This condition limits the operations of the church and pushes all the activities (and services) outside of the center's peak parking demand periods. It's important to note that the 45 person limit noted for "meetings/activities" is calculated based on the provisions of Section 20.84.030 of the San Marcos Municipal Code (SMMC) which establishes the parking ratio. In addition, the Applicant has worked with the Property Owner and secured additional parking spaces beyond what is required and those additional spaces are locked down in Condition F(2).

Condition of Approval F(2):

This condition establishes minimum parking quantities which must be made available during the proposed activities. In addition it requires that all parking occur onsite. This condition also requires that the applicant change the schedule, reduce the size of activities or otherwise modify the operation of the church should there be any complaints about parking availability received by the City.

It is important to note that the official method of filing a complaint about an impact (illegal parking) is to report it with the Code Enforcement Division at 760-744-1050, extension 3206. If there is a problem with the Church operations (perhaps illegal parking) and the City and the Church are unable to resolve it, then Condition of Approval "G" allows the City to revoke the CUP allowing the Church to operate.

After an analysis of the project (including the concerns you shared) and given the inclusion of these conditions of approval, staff is recommending approval of the project to the Planning Commission. Please take some time to look over the resolution and feel free to contact me prior to the hearing (Thursday, June 7, 2012 @ 6:30 PM) with any additional questions/concerns you may have. Given the limitations of your neighbor (Ted) you have shared, I would also be happy to meet with you both onsite or at your offices. Thanks.

Cordially,

Sean del Solar, Assistant Planner
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